



CORBRIDGE RESORT PLAN CHANGE SUBMISSION

Masterplan Statement

Paddy Baxter – Baxter Design

21 Aug 2026

BACKGROUND AND EXPERIENCE

My full name is Patrick John Baxter (Paddy). I hold a Bachelor of Design degree in Geography from 1981 and a postgraduate diploma in Landscape Architecture from 1984. I am director of Baxter Design Group Limited, an Arrowtown based consultancy specialising in Landscape Architecture, Urban Design, Master Planning and Landscape Planning, and have been registered member of the New Zealand Institute of Landscape Architects since 1994.

During the last 35 years I have worked on a number of resort-style developments similar to Corbridge. Baxter Design are currently working as Master Planners, Urban Designers and Landscape Architects on Hogan Gully Resort, an 18-hole resort development located in Queenstown. Baxter Design have worked on the Hogan Gully project since its conception in 2017 and have undertaken a master planning role throughout that process, from consenting to construction and are still actively involved in the construction process on a daily basis.

During my career I have also worked on a variety of other projects of a similar scale throughout New Zealand and in Australia. Baxter Design are currently undertaking the master planning of two townships in New South Wales, Australia.

Baxter Design are also working currently on an upgrade of the Wairakei Golf Sanctuary located at Taupo. That project involves the masterplanning of new lots onto the site and the upgrade of the clubhouse facilities.

My early experience in regards to resort masterplanning began at Millbrook Resort, working originally for Boffa Miskell partners as landscape architects and master planners, beginning in 1989. I have seen through the master planning process of Millbrook from its conception and still undertake that role for Millbrook, working on various projects within that resort.

CORBRIDGE FARM – THE DESIGN PROCESS.



The design process of any resort begins with an understanding of the land and the shape and form of the land on which the project is to be located. Corbridge Farm is a unique piece of land. The land is a rolling series of glacial hilltops, overlaid with established exotic shelter belts. Indigenous planting can be found in small isolated pockets throughout the wider rolling landscape and is largely confined to the escarpment at the north end of the site, which slopes down towards the Clutha River valley. That escarpment is largely covered in well-established Kānuka.

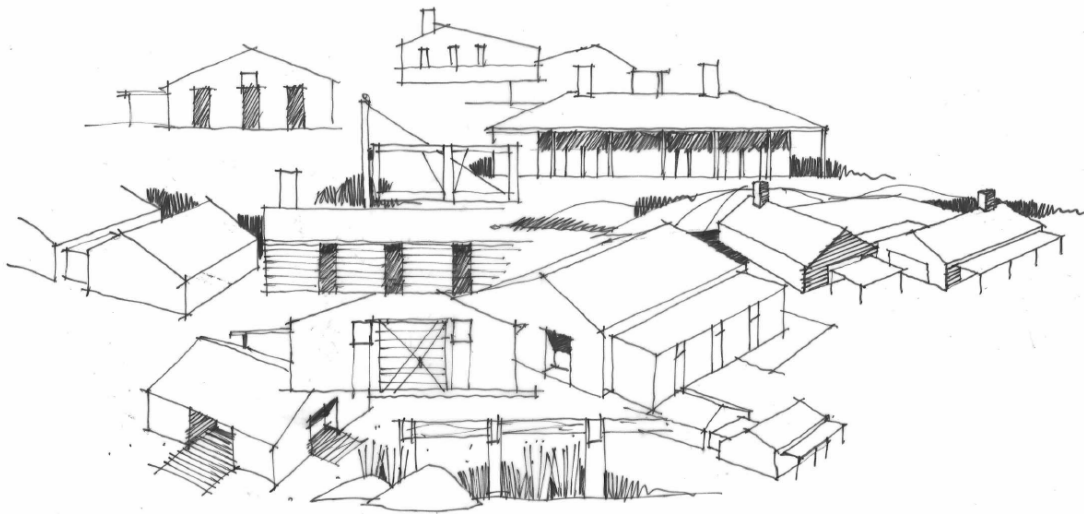
The Corbridge landscape has a long history of pastoralism and cropping, with the landform enabling the tilling of the land and harvest. This soft and gently rolling land form is ideally suited to golf and associated activities. That farming history of the site informs the design outcome, with a singular goal to achieve a landscape and architectural outcome appropriate to the site.

In resort development there are two parts to the process, namely:

1. The golf course design
2. The relationship of the golf course design with the other components that make up the full resort

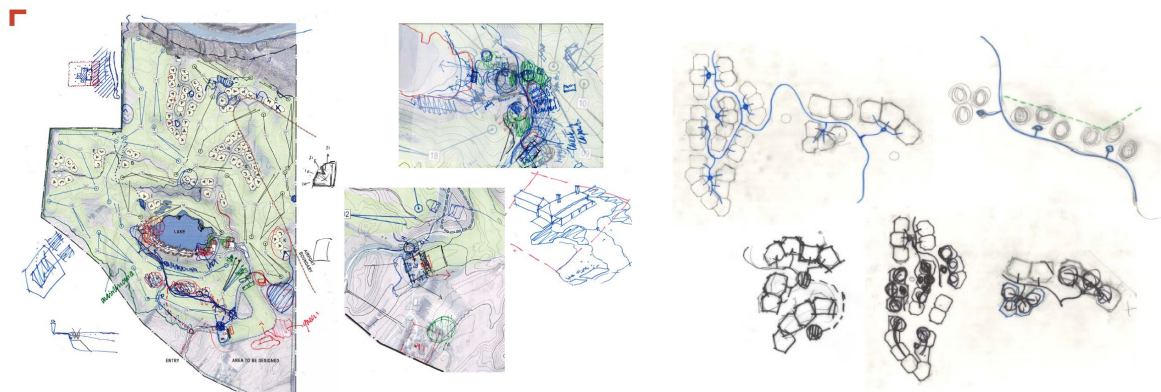
To that end a synergy is required between the master planners and the golf course designers. Baxter Design have worked very closely with Golf Course Design (OCM) to form the masterplan that has been developed. The Corbridge Farm character is unique and distinctly different from the underlying landform on which the other well-known golf courses of this region are located, including, for example, Millbrook, Hogan Gully, Jacks Point, Glendhu Bay, and other smaller golf courses.

The challenge to any master planning process is to develop a concept in a masterplan that is appropriate to the site and the location and to make that character speak for itself in the final design. The design process has been substantially influenced by the history of pastoralism on this landform.



Baxter Design – Initial architectural studies

The first task in any master planning process of a golf resort is the conceptual layout of the golf holes and the form and shape that that will take. From the beginning it was understood that Corbridge Farm could easily accommodate two 18-hole golf courses. OCM firstly undertook a preliminary line-only golf course layout. From that point we work very closely with them to tweak and develop that golf course layout to enable residential design, roading layouts, and the other components that form a golf resort.



The Sketch design process

During the development of the Corbridge Farm Master Plan, there was a clear understanding and agreement between the client, ourselves and OCM that the land was of a scale that could accommodate a substantial amount of built development, however a certain degree of restraint was required in order to achieve the design outcome being that which achieves an outstanding golf experience while minimizing external landscape effects and high-quality amenities for resort visitors and residents.

That design outcome included the following goals:

1. A world-class golf resort and facilities.

2. Centrally located amenities.
3. A pastoral approach to the design and the retention of that character.
4. Planning standards supported by design guidelines to provide for a distinct architectural style for the resort's built development
5. Landscape mitigation to ensure minimal perception of change when viewed from the highway and other locations outside the resort.
6. Single-story farmhouse-type architectural forms to be located on the lots.
7. A low-density housing development with lot sizes around 2000 m².

By a 'pastoral approach' we understand that requires the retention of the openness of the site, avoiding large-scale tree planting, and keeping grassland, in both fairway and rough, as the predominant landscape character of the design. Fairways do require approximately 80 metres clear each side of the fairway centre line, between fairway centre line, visitor accommodation residential units and public areas for the purpose of safety. This requirement, by default, retains substantial areas of open space. That open space transitions from fairway green, to rough, to browntop grasses, to low planting around low houses.

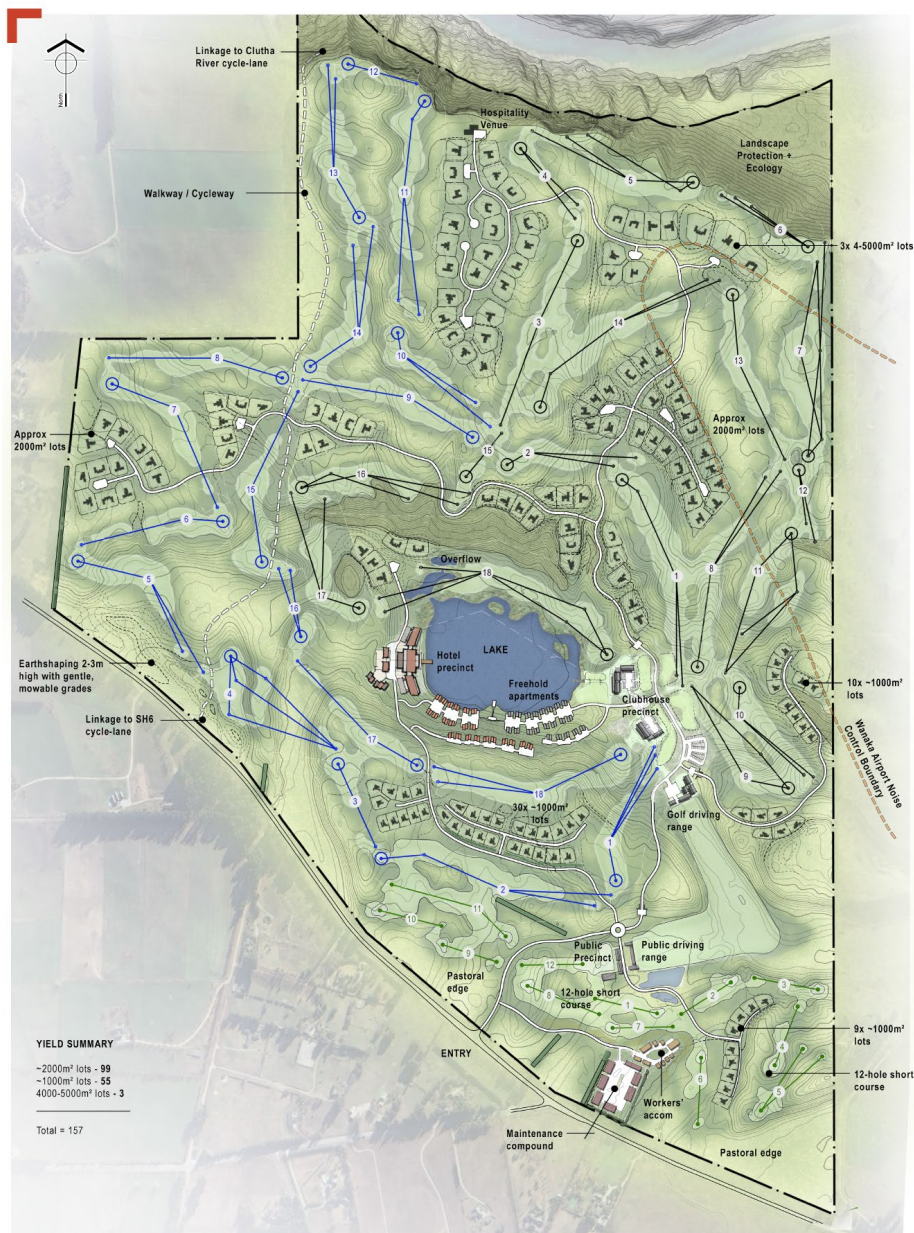
The design team also agreed that the rural character surrounding the State Highway adjoining the southern boundary of the site could be substantially retained. Built development did not need to abut that highway and there was an opportunity to retain a substantial area of green space along the highway edge, thereby protecting and retaining that pastoral corridor which defines the landscape character of the State Highway.

The retention of rural landscape character also extends to the northern end of the site, being that escarpment that faces north and slopes north down to the Clutha River Corridor. By locating the golf course along the upper edge of that escarpment, residential development is, by default, located well back from the escarpment, satisfying the requirements of views to that corridor and the landscape abutting it, from further distant views in the upper Wanaka Hawea visual catchment.

Public Use: Fundamental to the design process from the conception of that process was a willingness to include public use on the site and to accommodate the growing requirements of golfers, particularly in the Wanaka region, given the pressure on the local Wanaka Golf Club. To accommodate that a 12-hole Par-3 / Par-4 facility with public amenities is to be located close to the existing homestead and existing associated facilities off the State Highway, enabling the public to enjoy the future amenities of the site and to avoid the appearance of exclusivity.

The design process has worked typically been through several iterations of design. As always that design process starts with pencil and pen on paper, a process that Baxter Design and OCM have worked well collaboratively on since the conception of the design process. That process is continually reviewed and influenced by several other factors, including hotel operators, the economic requirements of the project, engineering input etc. and always maintaining a singular design goal.

CORBRIDGE RESORT – THE COMPONENTS



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DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

INDICATIVE MASTERPLAN
CORBRIDGE

The Corbridge Resort Master Plan is made up of the following components:

- Two 18-hole championship-style golf courses
- A 12-hole par 3/4 golf course
- A clubhouse precinct area including clubhouse and practice green facilities.
- A Hotel precinct that allows for an 80 to 100-bed hotel and associated facilities.
- Up to 64 Visitor Combination Units.
- Approximately 157 residential lots, including: 99 lots around 2,000 m² in size, 55 lots around 1,000 m² in size and 3 lots between 4,000 and 5,000 m² in size
- Two driving ranges
- A 'public precinct' located adjacent to the twelve-hole short course

- A workers' accommodation precinct and maintenance compound, located close to the existing homestead adjacent to the State Highway.
- A restaurant / pavilion located adjacent to the Clutha escarpment, on the northern edge of the site
- Large areas of grassland that occupy spaces between fairway, built form and amenities.

Central Facilities: The proposed clubhouse precinct and apartments are to be located around a small lake located within a substantial existing natural depression, located centrally within the site, in which water has been retained over time. This will become the 'heart' of the site, with the lake engineered to retain water on a permanent basis.

The Clubhouse Precinct: The clubhouse facilities (located within Activity area C on the structure plan) are strategically located close to both of the 18 greens, and offer a wide view over the lake to the west. Those facilities also will include driving range structures located around the northern driving range, within which potentially could be accommodated a pro shop and golf school facilities. It is anticipated that the clubhouse architecture will follow a similar form and shape to the residential architecture, being long low buildings with a relatively low gable, once again responding to the rural tradition and history of the site.

Visitor accommodation and Residential areas. There are several pockets of Visitor Accommodation / Residential (VAR) areas across the resort that are to be sited to be absorbed into the landscape and rural context. The scale, form, shape, and number of residential lots to be accommodated within each VAR activity area are to be defined within the proposed rules and objectives of the resort zone documentation.

Apartments: The proposed apartments (VAR 10) are to be located on a sloping escarpment that along the south edge of the central lake. The apartments will be all north-facing and accessed by the same road layout that accesses the Hotel. It is anticipated that the apartments will be a mix of single-level and two-level structures, accessed by central courtyards, with views north over the lake. The apartments and the clubhouse, together with the driving range facilities are well located within the landform, so as to not be visible from the State Highway.

The Hotel: The hotel (VAR) is to be located at the western end of the lake, below the landform which encloses the hotel site to its south and west. The hotel will have its own access from a central roundabout area by the public precinct, with that road dropping down across the escarpment to the hotel.

It is anticipated that the hotel will be two levels high in part and will be subject to the same design controls in terms of colour, materials and cladding that will apply to all dwellings in the residential lots. There is enough room within the hotel site to accommodate all the necessities of a working hotel, including back-of-house facilities, tennis courts and potentially smaller suite lodges, which will be managed by the hotel as well as traditional hotel rooms. Those rooms will have views east across the lake towards the clubhouse at the east end of the lake and the apartments on the southern edge of the lake.

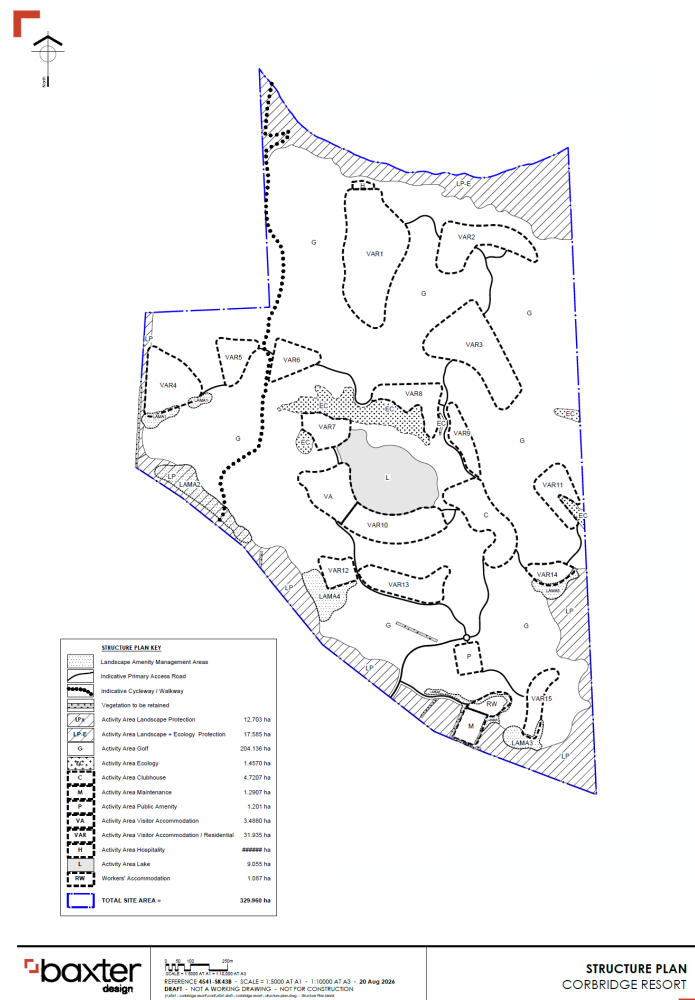
Public Precinct: The Masterplan (P) allows for a public precinct to be located towards the southern end of the site. That precinct will enable driving range facilities, potentially another golf school, and also potentially small commercial activities which will cater to both residential owners within the resort and to the public that wish to use the 12-hole par-3 par-4 golf course. This precinct will be accessed directly off the single roundabout to the north of the precinct. It is anticipated that the design controls for the public precinct will be similar to those for the residential area, with single-storey buildings, more typical of a traditional working farm cluster of structures.

Workers Accommodation: The master plan allows for the provision of workers' accommodation (M) to be located, for practical reasons, to the direct north of the maintenance facilities. As with the public precinct, it is anticipated that the structures proposed within the workers' accommodation will be of a relatively small scale,

similar in scale to shearers quarters found on larger high-country stations. Structures will be a mix of single and double bedrooms and potentially with the central meeting / dining facility.

Maintenance Facilities: The provision of maintenance facilities (M) is an integral part of the ongoing management and maintenance of any golf course project. These are to be located within the site currently occupied by the existing homestead and associated farming facilities, adjacent to the State Highway at the south of the site. This area is largely surrounded by established vegetation, typical of a working farm. Both the workers' accommodation and the maintenance facilities will be accessed by way of the single access to the State Highway, as described in the roading layout.

The components described above are located within the proposed **Corbridge Resort Structure Plan**, that plan being the guiding document for future development within the site. Residential areas are located within VAR's 1-15 (visitor accommodation residential areas located on the site), with the bulk of the site left open for golf course development (the masterplan excludes residential activities from within the Wanaka airport outer control boundary).



The Structure Plan (above) identifies the location of all the activity areas discussed above

Fundamental to the desired outcome of Corbridge Farm Resort will be the extensive design control documentation, which sets out explicit rules and guidelines for:

- the location, size, scale, and form of the apartments and similarly that of the proposed hotel
- the architectural and landscape outcomes within residential Lots
- the maintenance and protection of open space around those Lots

- the size, scale, and form of the clubhouse facilities
- the size, scale, and form of the public precinct
- the location, size, scale, and form of the apartments and similarly that of the proposed hotel.

Residential Character: As discussed earlier in this report, development areas are to be located within and around the designed golf course layout. Fundamental to the design of the residential lots is a desire to maintain large lots, which enables substantial landscaping within those lots and around the fringes of the lots between that and the fairways. It is proposed that the landscape outcome will be that of grey shrubland planting around and within the lots (with a limited amount of non-indigenous planting permitted with the lots), and the architectural outcome seeks low single storey building forms with gently sloped roofs. Those architectural forms being derived from more traditional agricultural buildings.

Visibility: During the process of developing the masterplan, care has been taken to minimise the visibility of any of the proposed development from State Highway views, being the principal public viewpoint. The substantial rural buffer proposed provides setback and the scale and form of the proposed built form (guided by design control) will enable buildings to be located in discrete sites. A detailed and thorough process has been undertaken by way of computer modelling and site investigation to minimise the potential visibility from State Highway of structures.

The proposed maintenance facilities and potential future workers' accommodation cluster, together with the public precinct area, is located in the southern end of the site amongst the existing farming utility area, which includes established trees and the existing rural farmyard buildings.

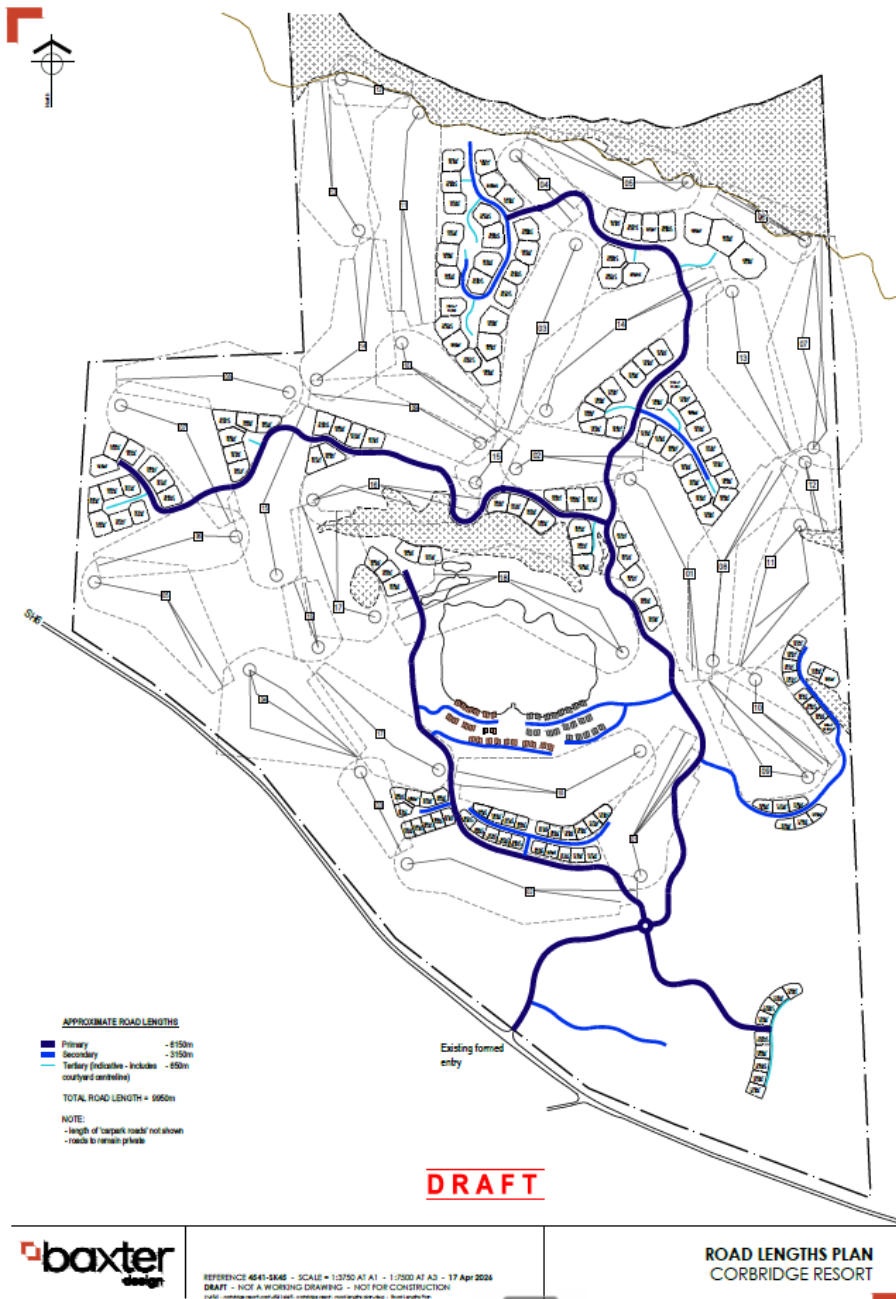
Roading:

Corbridge Farm is to be accessed from one single existing formed entry to the State Highway located on the south end of the site, that entry being established for the previously consented 30-lot rural residential subdivision. The roading network is located largely through contour and valley locations with two primary accessways, one to the wider residential areas that occupy the northern, western, and eastern portions of the site and secondary roading to the hotel and apartment area, and a small area of residential located around the central lake area.

Roding character will have no curb and channel and with flush nibs and will utilise roadside grass swales on both roadsides where appropriate in order to maintain a rural character to the site and to avoid any urban or semi-urban appearance to the roading.

It is understood that the roading layout will not be vested in the Council and will be held privately to be administered by a body corporate, residences association or similar.

In general, the roading requires relatively little batters or large engineering cuts, given the gentle rolling topography of the site.



Roading Plan

Walkways / Cycleways: As with other established resorts in the Southern Lakes area, the roading network provides walkway access within the site and is managed by way of restricted speed limits and good signage. There will also be a connection from the State Highway at the south of the site to the Clutha River corridor and the cycleway/walkway that exists on that corridor. This location of this accessway is shown on the Structure Plan and the indicative masterplan, and essentially provides a public access link between the Clutha River corridor and the State Highway. It will provide linkage to the proposed future walkway/cycleway on the State Highway.

Proposed Planting / Vegetation: As discussed earlier in this report, the landscape character of Corbridge Resort will remain largely open in character, accentuating the open rolling landform that is visible through the site today. Several of the larger shelterbelts will be removed to enable views to the north. This will also benefit public views from State Highway, many of which are screened by way of the existing shelterbelts. The wider planting will be largely grass and lowland indigenous shrub planting as described earlier in this report, with exotic tree planting to be undertaken in relatively small groups to the south of the site for mitigation purposes, around the

public precinct area and the VAR 15 residential area. Other smaller pockets of tree planting will be required for mitigation planting, largely to the west of VAR 12. Importantly no substantial tree planting is to be undertaken on those open landscapes which abut State Highway 1, as this area will be largely in golf course, with the golf course located within the rolling landform. A new shelter belt will be located along the southern boundary of VAR 13. It is noted that this shelterbelt will replace an existing shelter belt located between VAR 13 and the State Highway and will be a like-for-like replacement, which will, by default, enable longer views of the open landscape from State Highway 1.

Summary. The Corbridge masterplan is driven largely by the layout of the two proposed golf courses, the par-3 / par-4 golf course and the existing farming infrastructure that is located on the southern boundary of the site adjacent to State Highway. Care has been taken to locate VAR areas at sites an appropriate scale within the golf course and well away from public views and similarly with other proposed facilities. The scale and form of the site enables ample separation between the State Highway and development areas, with the bulk of the site still largely remaining in fairway and grassland.

In summary, the masterplan reflects the open pastoral nature of the site, the history and farming tradition of the land and a desire to retain and build on that character.